073.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,100 / 762,100
					USE VALUE:	762,100 / 762,100
					ASSESSED:	762,100 / 762,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TWOHIG DAVID J/MAUREEN A
Owner 2:	TRS/THE TWOHIG RIDGE TRUST
Owner 3:	
Street 1:	93 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TWOHIG DAVID J/MAUREEN A -
Owner 2:	-
Street 1:	93 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2358 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6903.000	323,100		439,000	762,100
Total Card	0.158	323,100		439,000	762,100
Total Parcel	0.158	323,100		439,000	762,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.27 /Parcel: 323.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46088

GIS Ref

GIS Ref

Insp Date 10/09/18

!6132!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,100	0	6,903.	439,000	762,100		Year end	12/23/2021
2021	101	FV	312,700	0	6,903.	439,000	751,700		Year End Roll	12/10/2020
2020	101	FV	312,700	0	6,903.	439,000	751,700	751,700	Year End Roll	12/18/2019
2019	101	FV	203,000	0	6,903.	407,600	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	203,000	0	6,903.	407,600	610,600	610,600	Year End Roll	12/20/2017
2017	101	FV	203,000	0	6,903.	357,400	560,400	560,400	Year End Roll	1/3/2017
2016	101	FV	203,000	0	6,903.	326,100	529,100	529,100	Year End	1/4/2016
2015	101	FV	202,000	0	6,903.	288,500	490,500	490,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:22:27

LAST REV

Date	Time
10/07/21	18:04:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TWOHIG DAVID J/	49930-438		8/13/2007	Family	1	No	No		
TWOHIG DAVID J	34496-248		1/3/2002	Family	1	No	No		
GIRONI JOHN	25780-553		10/31/1995		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1089	Redo Bat	12,000	C				
6/21/2002	619	Addition	73,400	O		G4	GR FY04	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/5/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6903		Sq. Ft.	Site		0	70.	0.91	12									438,962						439,000	

Total AC/HA:	0.15847	Total SF/SM:	6903	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,962	Spl Credit		Total:	439,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16219509
Const Adj.:	0.99989998
Adj $ / SQ:	151.070
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438943
Depreciation:	115881
Depreciated Total:	323062

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

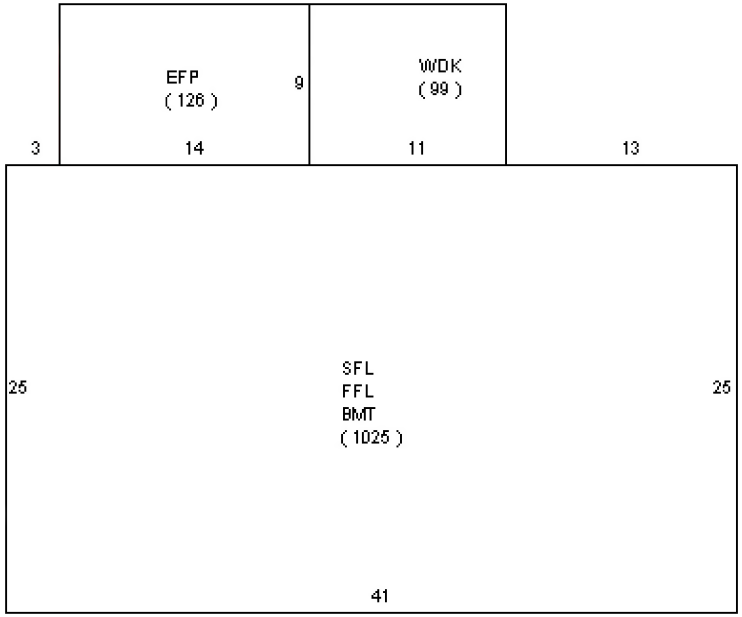
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.07
Special Features:	0	Val/Su Net:	97.91
Final Total:	323100	Val/Su SzAd	157.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,025	54.160	55,513
FFL	First Floor	1,025	151.070	154,847
SFL	Second Floor	1,025	151.070	154,847
EFP	Enclos Porch	126	48.830	6,152
WDK	Deck	99	16.000	1,584

Net Sketched Area:	3,300			Total:	372,943
Size Ad	2050	Gross Area	3300	FinArea	2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

073.0-0001-0017.0

IMAGE

AssessPro Patriot Properties, Inc